




7847 Fortune Drive
San Antonio, TX 78250
Phone (800) 576-1071
Fax (210) 579-1925

Property Inspection Report



JOB # 1653
July 7, 2016

Prepared By: All Pro Asset Inspections

Date of Site Visit/Inspection: July 5, 2016
Inspection Report Date: July 7, 2016
Report Reviewed By: David Davis Jr.
Report Prepared For: 





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REPORT QUALIFICATIONS

A. Limitations

The services that All Pro Asset Inspections performed were general in scope and in nature. This report is intended to provide a general overview of the building systems and our opinion of their overall condition based solely on our limited visual assessment (a full property condition assessment may be required upon purchase for cost budgets of deferred maintenance repair if any). The activities of this survey included observations of visible and readily accessible areas. The observations were performed without removing or damaging components of the existing building systems. Consequently, certain assumptions have been made regarding conditions and operating performance. Comprehensive studies to identify, document, and evaluate every existing defect or deficiency, were not conducted. Additional studies may be warranted to fully evaluate noted concerns. In addition, system checks or testing of the equipment in the operating mode is beyond the scope of this assessment.

The observations, findings and conclusions within this report are based on our experience with similar type projects and information obtained during the course of this assessment based on the scope authorized. The opinions and recommendations presented herein are based on our observations, evaluation of the information provided, and interviews with personnel familiar with the property. No calculations have been performed to determine the adequacy of the facility's design. It is possible that defects and /or deficiencies exist that were not readily accessible or visible. Problems may develop with time; which were not evident at the time of this assessment. The opinions and recommendations in this report should not be construed in anyway to constitute a warranty or guarantee regarding the current or future performance of any identified. This report should not be considered as a full property condition assessment, a full inspection with deferred maintenance and repair costs can be provided at a later date.



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Property Developed in: 1986
 Number of Units: 47
 Occupancy: 83%

Servicer, Loan and Contact Information

Servicer Name: ██████████	Contact Company: ████████████████████
Servicer Contact: ████████████████████	Contact Name: ████████████████e
Servicer Contact Phone: 2 ██████████	Contact Phone: 9 ██████████
Servicer Contact Email: ████████████████████	Contact Email: ████████████████████
Property ID: ██████████	Inspection ID: ██████████

Property and Inspector Information

Property Name: ████████████████████	Primary Property Type: Retail
Property Address: ████████████████████	Secondary Property Type: N/A
Property City: ██████████	Inspection Company: All Pro Asset Inspections
Property State: T ██████	Inspection CO. Phone: 800-576-1071
Property Zip: ██████	Inspection CO. Email: Davidjr@allprou.com

Property Location Description

The subject property is located approximately 7 miles from IH- 410 loop and approximately 10 miles from highway 1604 loop.

Overview Of Property Information

Number of Buildings: 8	Year Built: U/K
Number of Floors/Stories: 1	Year Renovated: U/K
Number of Elevators: 0	Total Acreage: U/K
Number of Units-Rooms-Beds: 47	Total Leasable Footage: 140,423
Rent Roll Provided at Inspection: Yes	Occupied Units-Beds-Rooms: 34
Date of Rent Roll: 5-23-16	Total Vacant Units: 13
Total Down Units: 0	Percentage Occupied: 83.43%

Neighborhood and Site Comparison Data

Is The Area Declining or Distressed: No	Area Percentage of Use-
Is There Any New Construction in Area: Yes	Single Family: 75%
Top (2) Competitors	Multi Family: 0%
Competitor 1 Name: 9255 Culebra Rd	Commercial: 10%
Competitor 1 Distance: 1.6 miles	Industrial: 5%
Competitor 2 Name: 7523 HW Loop 410	Undeveloped: 10%
Competitor 2 Distance: 1.8 miles	Other: 0%

Describe Area, Visibility, Access, Surrounding Land Use - Locate Surrounding By N, S, E, W

Sub-division of single family homes line the NW side of the subject property while multi-family apartment homes line the North side of the property. Additional single family homes, chain restaurants, and commercial retail spaces line the East, SE, and South of the property.

Management Company Information

Management Company Name: MCCG *Phone Number: 210-681-9917*
On Site Contact: Rebecca *Management Interview: Phone or Onsite*
Title of On Site Contact: Property Manager *Years/Months on Property: U/K*

Capital Expenditures in the Past 12 Months or Ongoing at Time of Inspection

Description of Repairs	Cost	Status
<i>Sealcoating and striping of parking lot</i>	<i>\$0.00</i>	<i>Completed</i>

Note Any Major Deferred Maintenance or Life Safety Issues Observed

Roof along the 8323 building appear to be beyond their expected useful service life and requires replacement / overlay. Many of the existing gutters and gutter downspouts are leaking and/ or broken, requiring replacement. Heavy asphalt and concrete paving deterioration to the rear of the building, requiring removal and replacement. Many areas of miss-matched paint along the rear of the buildings due to graffiti cover-up, and should be painted.



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Project Summary

All Pro Asset Inspections conducted a site inspection on July 5, 2016. Property Manager, ██████████ was on-site during the site inspection but did not assist APAI with access to vacant units or provide current tenant information. The subject property is comprised of a total of five (5), single story buildings. Two (2) of the buildings belong to the main retail plaza, but the remaining parcel buildings are composed of 1) a vacant tire / lube service center, 2) a Texas State Vehicle Inspection center, and 3) a vacant insurance office. According to information provided by the lender to APAI, the property has a total leasable space of 140,423 SF, of which 83% is currently occupied. Building finishes on the two (2) main retail buildings include painted pre-cast concrete walls, aluminum framed, commercial glazed storefronts, and tongue-and-groove wood soffits . Out parcel # 1, the vacant tire / lube space, exterior finishes include 8" cedar wood lap siding, 2" x 12" painted fascia, and 1"x4" accent trim. Outparcel # 2, the vehicle inspection center, consists of painted corrugated metal exterior finishes. Out parcel # 3, the insurance office, consists of brick veneer exterior finishes with a standing seam galvalume roof. A large plot of vacant land, approximately 305' x 178', is also located on and included with the subject property. A Chevron gas station chain, and a McDonalds fast-food chain are also located within the property lines; however, they are individually owned and are not included in the subject property. APAI observed the subject property to be in good overall condition, with some deficiencies being identified throughout.

Physical Condition Summary

		Good	Fair	Poor	Action
1.0 Site Elements					
1.1	Topography	X			None
1.2	Storm Water Drainage	X			None
1.3	Paving, Curbing and Parking	X	X		Repair as needed
1.4	Flatwork (concrete sidewalks and ramps)	X			Repair as needed
1.5	Landscaping		X		Mulcj
1.5.1	Irrigation System				U / K - Inspect
1.5.2	Tree Trimming	X	X		Trim
1.6	Signage	X			None
1.8	Fence - Dumpster Enclosure	X			None
2.0 Interior Elements					
2.1	Tenant Spaces				None/ un-observed
3.0 Structural Frame & Building Envelope					
3.1	Foundation	X			None
3.2	Building Frame	X			None
3.3	Walls	X	X		Repair OP # 1
3.4	Exterior Windows and Doors	X	X		Repair as needed
3.5	Breezeways				N/A

3.6	Elevated Patio - Terrace - Balcony				N/A
3.7	Exterior Paint (structures, railing, fencing)	X			None
3.8	Roofing	X	X		Service
3.9	Railings	X			Paint

4.0 Plumbing Systems					
4.1	Supply Lines	X			None
4.2	Sanitary & Grey Water Drain Lines	X			None
4.3	Water Heating Equipment	X			None
4.4	Sump Pumps	X			None
5.0 Electrical Systems					
5.1	Interior Wiring	X			None
5.2	GFCI	X			None
5.3	Main Distribution Equipment	X			None
5.4	Security Lighting	X			None
6.0 HVAC Systems					
6.1	HVAC Tenant Space	X			None
6.2	HVAC Common Areas				N/A
7.0 Vertical Transportation					
7.1	Elevators				N/A
7.2	Escalators				N/A
7.3	Interior Stairways				N/A
8.0 Fire Systems					
8.1	Fire Alarms	X			None
8.2	Fire Suppression	X			None
9.0 ADA Compliance					
9.1	Parking		X		Stripe
9.2	Restrooms				U / K - Not observed
9.3	Ingress / Egress	X			R&R ADA ramp

1.0 Site Elements

- 1.1 Topography** - The property sits on relatively flat land with minor changes in elevation.
- 1.2 Storm Water Drainage** - Storm water is diverted away from the property by natural flow and french drains located throughout the parking area and drive lanes. All Pro observed the drainage to be adequate and in good working order at the time of inspection. No drainage issues were observed.



1.3 Paving, Curbing & Parking - The parking areas and drive lanes consist mostly of asphalt paving with concrete curbing and landscape islands throughout. Along the rear of the property near delivery zones, there is a mix of concrete and asphalt paving. The majority of the asphalt paving throughout the front of the property was observed to be of sound structural condition with minimal damage and deterioration. Much of the existing seal coat and striping was observed to be fading and/ or chipping away. Seal coat and striping of parking stalls and curbing is recommended throughout the main parking areas and drive lanes in order to improve the overall curb appeal of the property. Much of the existing asphalt and concrete paving along the rear of the main building was observed to be lightly damaged, but has minimal traffic flow through the area. Existing deterioration throughout the area does not warrant replacement at this time



1.4 Flatwork - The concrete walkways throughout are in overall good condition with some trip hazards. In some areas, APAI observed large gaps at walkway expansion joints, creating 1/2" to 3/4" gaps between concrete walkways. APAI recommends installed concrete backer-rod and an elastomeric concrete sealant along these areas in order to remediate the existing trip / fall hazards. APAI also observed light surface deterioration of the concrete walkways in some areas; which will require installing a lightweight, high PSI concrete in order to fill any voids in the walkway. Completing the repairs listed above will help prevent further damages to the existing walkways and increase the overall curb appeal of the property.



1.5 Landscaping - Landscaping throughout the property was observed to be in good to fair overall condition. APAI observed several landscape beds to be bare, lacking color and ground cover while many of the existing shrubs and trees were overgrown at the time of inspection requiring routine landscape maintenance and clean up. APAI recommends trimming all trees and bushes and placing mulch throughout landscape beds in order to maximize the overall curb aesthetics of the subject property.



1.5.1 Irrigation - Irrigation sprinkler heads were observed throughout the property but were not engaged at the time of site inspection. The operational condition of the existing irrigation system is unknown to All Pro and should be inspected in order to identify any existing deficiencies.



1.5.2 Tree Trimming - All Pro Asset Inspections observed the majority of the existing trees to be properly maintained and not intruding upon parking areas or building finishes. However, several trees along the storefront of the main retail buildings were observed to be overgrown and growing into building finishes. APAI recommends trimming all trees 6' to 8' away from all buildings in order to avoid any possible damages which could be caused by intruding branches and limbs.



1.6 Signage - The property is currently equipped with three (3) marquis signs, which identify the plaza and its tenants, all of which are located along Culebra Road at property entrances. The marquis signs were observed to be in good condition with no deficiencies identified. Building mounted signs are located along storefronts in order to identify individual tenant spaces. APAI assumes individual tenants are responsible for maintenance and up keep of their own signage. No action is required.



1.7 Utilities - Utilities consist of water, sewer, gas and overhead electric. APAI did not observe any issues indicating faulty or damaged utilities. No action is required.



1.8 Fencing - A 6' wood picket privacy fence lines the property along the NW and NE perimeters of the property. It is unknown to APAI if the existing fence belongs to the subject property, or if it belongs to the neighboring sub-division or apartment complex. APAI observed the fence to be in fair to poor overall condition, with many missing pickets and falling fencing identified throughout. If the existing fencing belongs to the property, the perimeter fence requires repair/ replacing the damaged areas in order to increase the overall security of the property.



2.0 Interior Elements

2.1 Tenant Spaces - All Pro was not able to inspect or observe any vacant tenant spaces at the time of inspection. The property manager, Rebecca, would not grant access to spaces or the current rent roll for the property. Existing vacant space conditions are unknown to APAI at this time.

3.0 Structural Frame & Building Envelope

- 3.1 Foundation** - The foundation was observed to be a monolithic concrete slab on grade. All Pro observed the foundations throughout to be in stable condition with no indications of settlement along exterior building finishes. No action is required at this time.
- 3.2 Building Frame** - APAI observed the building frame of the two (2) main retail buildings to consist of concrete tilt-up walls. The interior building frame, load bearing columns and walls, and roof supports are unknown to All Pro at this time. The building frame along the out parcel buildings are assumed to be conventional wood frame, with wood beams supporting the load



- 3.3 Walls** - Exterior walls along the main retail buildings consist of painted, pre-cast concrete panels, along with tongue-and-groove wood soffit along the storefront overhang. The storefront overhangs are designed with a barrel roof to enhance the overall aesthetics of the property. Aluminum framed storefront windows and doors line the front. APAI observed a small portion of the existing wood soffit to be damaged. It appeared that there was a roof leak in the area, and it is unknown to APAI if the leak is current or if it has been repaired. All Pro also observed much of the wood soffit to be dull and fading, indicating that the protective clear coat is delaminated. APAI recommends to prep the wood finishes, and apply a coat of water sealant clear coat along the storefront overhang soffits. The exterior finishes along out parcel building # 1 consist of painted split-faced concrete panels, 8" cedar lap siding, along with 1" x 4" accent trim at windows and corners, and 2" x 12" fascia. APAI observed much of the existing wood finishes, to include siding, trim and fascia, to be damaged or rotted. Due to the extent of the existing damage, the rotted / damaged wood finishes will need to be removed and replaced with new. Out parcel building # 2 consists of corrugated metal exterior finishes. All pro did not observe any rusted or damaged panels requiring replacement. Out parcel building # 3 exterior finishes consist of brick veneer, with 1 x 8 fascia board. APAI did not observe any exterior damages along the building.





3.4 Windows & Doors - Aluminum framed commercial glazing and storefronts appeared to be in good overall condition. APAI did observe several windows with damaged or missing window beads, which should be replaced in order to minimize potential water intrusion points. The doors along the rear of the main buildings were observed to be hollow core metal slabs with welded metal door jambs. The rear man entry door were observed to be in good condition. Overhead roll up doors are located vehicle service center along the SE wall at building 8333, and appeared to be in proper operating condition. Overhead roll up doors are also located at out parcel building # 1, of which a broken window pane was observed on one of the doors along the north side of the building.



3.7 Exterior Paint (structures, railing, fencing)- The paint along the fronts of the main retail buildings was observed to be in good overall condition, with little to no damaged or stained paint. The existing paint along the rear of the main building was observed to be in fair condition, with many areas of miss-matched paint due to graffiti cover-up, water staining due to leaking / broken gutters and down spouts, and several areas of current graffiti. The paint along out parcel building # 1 was observed to be in fair condition as well. Much of the existing paint along wood finishes is delaminating, and is no longer protecting the wood beneath. All Pro recommends completing a full prep, wash and paint of the rear exterior walls of the main building and all exterior finishes of out parcel # 1.



3.8 Roofing - The roofs currently servicing the tenant spaces below along the main retail buildings were observed to be built up asphalt roofs, with tar seams. The roof servicing the 8323 building was observed to be in fair condition. APAI observed many separating seams, along with many air pockets between the asphalt and the substrate. The air pockets indicate signs of prior leaks and / or water intrusion, and must be cut out and patched in order to avoid and interior water damages. With routine maintenance and patchwork, the existing roof system should be serviceable for the next 5 - 6 years. The roof along out parcel building # 1 was observed to be a pitched, 30 year architectural shingle system. APAI observed the roof to be nearing its expected useful service life, and in fair overall condition. APAI observed several areas with lifted shingles, most likely caused by heavy storms within the past couple of months. APAI did not identify any indications of rotted or damaged substrate, nor were any known leaks or issues reported at the time of inspection. As with the 8323 building, routine maintenance and patch work to the existing system should extend the life of the roof for the next 3 - 5 years.





3.8 Hand Railings - Hand railings are utilized at the loading ramp along the rear of the main retail building. The railings were observed to be in good overall condition, with no deficiencies identified.



4.0 Plumbing Systems

4.1 Supply Lines - Existing supply lines were unobserved by All Pro due to lack of access to tenant spaces.

4.2 Sanitary & Grey Water Drain Lines - APAI observed the existing sanitary plumbing clean-outs to be PVC, but was unable to observe interior drain lines.



4.4 Sump Pumps - APAI did not observe any sump pumps while conducting the site inspection. Due to lack of access to tenant spaces, it is unknown to All Pro if a sump pump exists within an interior space.

5.0 Electrical Systems

5.1 Interior Wiring - Interior wiring type is unknown to APAI.

5.2 GFCI - The current status of GFCI receptacles being located throughout wet areas is unknown to APAI at this time.

5.3 Main Distribution Equipment - No issues observed during inspection.

5.4 Security Lighting- Security lighting consists of pole mounted lights in the parking lot, wall mounted security lights along the rear of buildings, and 8' T-12 fluorescent fixtures along the storefront overhang soffits. Security lighting appeared to be adequate throughout the property.



6.0 HVAC Systems

6.1 HVAC Tenant Spaces - The buildings are equipped with several condenser types, to include gas powered RTUs, electric RTUs and split systems. The units were observed to vary in make and age throughout the property. The current operational condition of the HVAC units is unknown to All Pro at this time. APAI recommends conducting an efficiency and operational inspection on all HVAC systems servicing the vacant spaces throughout the property.





7.0 Vertical Transportation

7.1 **Elevators** - The subject property is not equipped with an elevator.

7.3 **Exterior/Interior Stairways** - No stairways are utilized throughout the property.

8.0 Fire Protection

8.1 **Fire Alarms** - APAI was unable to observe the current fire alarm system servicing tenant interior spaces.

8.2 **Fire Suppression** - The fire suppression system currently servicing the property is unknown to All Pro due to lack of access to mechanical rooms and interior spaces. APAI did observe sprinkler alarms located along the exterior building finishes.



9.0 ADA Compliance

9.1 **Parking - Ingress - Egress**- The parking areas appear to be ADA compliant with ample handicap spaces in close proximity from ingress to walkways. Many of the existing ADA markings are fading and should be re-painted, while one (1) ADA sign and post were observed to be missing along the 8323 building. APAI recommends to replace the missing ADA sign and post in order to properly identify the space.



9.2 Restrooms - APAI was unable to observe restrooms for ADA compliance due to lack of access to interior spaces.



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Additional Pictures





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Satellite Images

